



COUNTY OF LOS ANGELES
TREASURER AND TAX COLLECTOR
 KENNETH HAHN HALL OF ADMINISTRATION
 500 WEST TEMPLE STREET, ROOM 437
 LOS ANGELES, CA 90012



MARK J. SALADINO
 TREASURER AND TAX COLLECTOR

August 17, 2010

The Honorable Board of Supervisors
 County of Los Angeles
 383 Kenneth Hahn Hall of Administration
 500 West Temple Street
 Los Angeles, California 90012

Dear Supervisors:

ADOPTED

BOARD OF SUPERVISORS
 COUNTY OF LOS ANGELES

17 August 17, 2010

Sachi A. Hamai
 SACHI A. HAMAI
 EXECUTIVE OFFICER

AGREEMENT TO PURCHASE
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTIES
SUPERVISORIAL DISTRICT 5 - AGREEMENT 2641
(3 VOTES)

SUBJECT

The County Sanitation District No. 20 of Los Angeles County is seeking to buy two (2) tax-defaulted properties through the Chapter 8 Agreement sale process. The Chapter 8 Agreement sale is designed to allow eligible government agencies and non-profit organizations the opportunity to buy tax-defaulted properties for a qualifying public purpose or benefit. The County Sanitation District No. 20 of Los Angeles County intends to utilize the properties for a Water Reclamation Plant.

IT IS RECOMMENDED THAT YOUR BOARD:

Approve and instruct the Chair to sign the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" properties being acquired by the County Sanitation District No. 20 of Los Angeles County (public agency) pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" properties.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The properties described in the agreement may be sold in accordance with the provisions of Division

1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970. Exhibit "A" attached to the Agreement, indicates the legal description and selling price of the parcels.

Upon approval, the attached agreement is to be signed by the Chair and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreement as to form.

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" property without the necessity of a public auction. The properties described in this letter will be acquired by one (1) public agency. The agreement is with the County Sanitation District No. 20 of Los Angeles County, which intends to utilize the properties for a Water Reclamation Plant.

Implementation of Strategic Plan Goals

Approval of the agreement is in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are recovered, and limited-use parcels are identified for appropriate public purposes.

FISCAL IMPACT/FINANCING

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcels. Any remaining tax balance will be cancelled from the existing tax roll.

Existing appropriation is available in the Treasurer and Tax Collector budget for publication costs. Publishing, in accordance with Section 3798 of the Revenue and Taxation Code, is the most cost-effective method of giving adequate notification to parties of interest.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

Attachment "A" is a summary of the agency's purchases. This attachment indicates the affected Supervisorial District and the public use for which the properties are being acquired. County Counsel has approved the agreement as to form. Attached to the agreement is the Assessor's parcel map showing the dimensions and general location of the affected parcels.

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the properties pursuant to Section 3799 of the Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) successive weeks in a newspaper of general circulation published in the County.

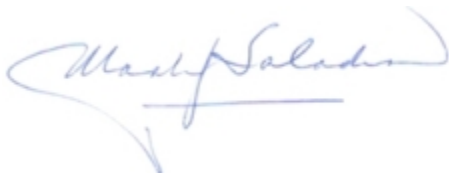
IMPACT ON CURRENT SERVICES (OR PROJECTS)

No impact.

CONCLUSION

Upon approval of the attached agreement forms, the Department of Treasurer and Tax Collector will need all original documents returned for submission to the State Controller, as the State Controller's Office has the final approval of this and all Chapter 8 Agreements.

Respectfully submitted,

A handwritten signature in blue ink, reading "Mark J. Saladino", with a horizontal line underneath.

MARK J. SALADINO
Treasurer and Tax Collector

MJS:DJD:af

Enclosures

c: Assessor
Auditor-Controller
Chief Executive Officer
County Counsel
Executive Officer, Board of Supervisors

SUMMARY OF PUBLIC AGENCY'S PURCHASE

FIFTH SUPERVISORIAL DISTRICT

AGREEMENT NUMBER 2641

AGENCY

County Sanitation District No. 20 of Los Angeles County
A Public Agency

Selling price of the parcels
shall be \$11,803.00

Public Agency intends to utilize
these properties for Water
Reclamation Plant.

<u>SUPERVISORIAL DISTRICT</u>	<u>LOCATION</u>	<u>PARCEL NUMBER</u>	<u>MINIMUM BID</u>
5TH	CITY OF PALMDALE	3386-016-049	\$5,461.00
5TH	CITY OF PALMDALE	3386-023-026	\$6,342.00

AGREEMENT NUMBER 2641

**COUNTY SANITATION DISTRICT
NO. 20 OF LOS ANGELES COUNTY**

FIFTH SUPERVISORIAL DISTRICT



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

STEPHEN R. MAGUIN
Chief Engineer and General Manager

December 17, 2008

John McKinny, Operations Chief-Tax Sale Unit
Los Angeles County Treasurer and Tax Collector
225 North Hill Street, Room 130
Los Angeles, CA 90012

Dear Mr. McKinny:

Palmdale Water Reclamation Plant 2025 Facilities Plan (District 20)
Chapter 8 Agreement Sale Properties, Tax Defaulted Property Sale - 2009A

County Sanitation District No. 20 of Los Angeles County (District) hereby submits bids covering the parcels listed in the attached table. The bids are made in reply to your letter, dated November 14, 2008, concerning notification of your 2009A Tax Defaulted Property Sale, under the provisions of Division I, Part 6, Chapter 8 of the Revenue and Taxation Code (Chapter 8 Agreement). Also included with this request is District's check in the amount of \$600.00 per instructions in your letter.

The District provides wastewater conveyance, treatment, and management services to the City of Palmdale and adjacent unincorporated areas of Los Angeles County. In order to implement the reclaimed water management project within the City; the District is in the process of acquiring land in the vicinity of its Palmdale Water Reclamation Plant. To date, the District has acquired a few parcels of the needed land through voluntary sales. Please inform us as to the remaining steps and timing to acquire the parcels shown herein. The District would appreciate any assistance you could provide in enabling us to expeditiously acquire all these parcels shown on the attached list through the Chapter 8 Agreement Sale program.

If you have any additional questions regarding this matter, please contact Jerry Wilson at (562) 908-4288, extension 2741. Thank you for your cooperation in this matter.

Very truly yours,

Stephen R. Maguin


Sagar K. Raksit
Supervising Engineer
Facilities Planning Department

SKR:JW:eg

Enclosures

DOC #1175747

Acquisition of Tax-Defaulted Properties for Implementation of Palmdale Water Reclamation Plant 2025
Facilities Plan Reported to District No. 20 on March 28, 2007

APN NO.	ACREAGE	TAX SALE PRICE*
3878-020-009	2.52	\$8,546.00
3386-015-010	4.54	\$8,873.00
3386-016-041	1.12	\$2,537.00
3386-016-049	1.23	\$4,405.00
3386-016-074	1.24	\$1,440.00
3386-023-026	1.29	\$5,057.00
TOTALS	11.94 2.52	\$30,867.00

* Estimated Sale Price

Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

A. Purchaser Information

1. Name of Organization: County Sanitation District No. 20 of Los Angeles County
2. Corporate Structure – check the appropriate box below and provide corresponding information:
 - ☐ Nonprofit – provide Articles of Incorporation
 - ☒ Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)

B. Purchasing Information

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

Category A: Parcel is currently scheduled for a Chapter 7 tax sale

- ☐ No Purchase – State / county / taxing agency registering objection to preserve lien only
- ☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien
- ☒ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit for low-income housing or to preserve open space

Category B: Parcel is **not** currently scheduled for a Chapter 7 tax sale

- ☐ Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

C. Property Detail

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:

1. County where the parcel(s) is located: Los Angeles
2. List each parcel by Assessor's Parcel Number: 3386-016-049 and 3386-023-026
3. State the purpose and intended use for each parcel: Implementation of the Palmdale Water Reclamation Plant 2025 Facilities Plan involving wastewater management for the Palmdale area (County Sanitation District No. 20)

D. Acknowledgement Detail

Provide the signature of the purchasing entity's authorized officer


Authorized Signature

Department Head
Title

2/26/10
Date

AGREEMENT # 2641

MINUTES OF THE REGULAR MEETING OF THE
BOARD OF DIRECTORS OF
COUNTY SANITATION DISTRICT NO. 20
HELD AT THE OFFICE OF THE DISTRICT

February 24, 2010
1:30 o'clock, P.M.

The Board of Directors of County Sanitation District No. 20 of Los Angeles County met in regular session.

There were Tom Lackey, Director from Palmdale
present: Gloria Molina, Director from Los Angeles County

Absent: James C. Ledford, Jr., Director from Palmdale

Also present: Kimberly S. Compton

Upon motion of Director Molina, duly seconded and unanimously carried, Director Lackey was elected Chairperson pro tem.

Upon motion of Director Lackey, duly seconded and unanimously carried, the minutes of the regular meeting held January 27, 2010, were approved.

RE: WARRANTS

the amount of \$170,761.14, were approved.

Upon motion of Director Lackey, duly seconded and unanimously carried, warrants issued by the District, in

RE: DEPARTMENTAL INVOICE

tor Lackey, duly seconded and unanimously carried, was approved:

The following departmental invoice for the month of January 2010 was presented and upon motion of Direc-

No. 248

DEBIT:

C.S.D. #20 - Operating Fund - Operation & Maintenance	\$ 293,214.71
C.S.D. #20 - Operating Fund - Joint Administration - Capital	3,131.08
C.S.D. #20 - Operating Fund - Local - Capital	586,854.81
C.S.D. #20 - Operating Fund - Local - Capital Improvement Fund	217,954.77
	<u>\$1,101,155.37</u>

CREDIT:

C.S.D. #2 - Operating Fund - Abatement of Expense - I.D.S.	\$1,101,155.37
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RE: WASTEWATER MANAGEMENT
AGREEMENT TO PURCHASE LOS
ANGELES COUNTY TAX-DEFAULTED
PROPERTY - BOARD OF SUPERVISORS
OF LOS ANGELES COUNTY - CONTRACT
NO. 4554 - APPROVE

mental Impact Report. The approved project requires that the District acquire approximately 6,000 acres of land for effluent management facilities to comply with the requirements of the Lahontan Regional Water Quality Control Board. Pursuant to authority granted by the Board, the Chief Engineer and General Manager has executed purchase agreements with willing sellers for a portion of the required property. The Revenue and Taxation Code allows the District to purchase tax-defaulted properties at prices below fair market value by execution of an agreement with the County. The parcels being considered for acquisition are listed by Assessor's Parcel Number, as shown on the table attached to the agenda. He recommended that the proposed Agreement be approved and ordered executed.

The Chief Engineer and General Manager presented a proposed *Agreement to Purchase Los Angeles County Tax-Defaulted Property* with the Board of Supervisors of Los Angeles County (County) for implementation of the Palmdale Water Reclamation Plant 2025 Facilities Plan (Plan). He advised that the Board previously approved the Plan and certified the Final Environ-

Upon motion of Director Lackey, duly seconded and unanimously carried, the Board of Directors of County Sanitation District No. 20 of Los Angeles County found and determined that it would be to the advantage of the District to enter into an *Agreement to Purchase Los Angeles County Tax-Defaulted Property* with the Board of Supervisors of Los Angeles County providing for the implementation of the Palmdale Water

Reclamation Plant 2025 Facilities Plan, as set forth in the Agreement and under terms and conditions contained therein. All the terms and conditions of the *Agreement to Purchase Los Angeles County Tax-Defaulted Property*, Contract No. 4554, dated February 24, 2010, were accepted and approved, and the Chairperson and Secretary were authorized to execute the Agreement on behalf of the District.

RE: JOINT ADMINISTRATION - ANNUAL
FINANCIAL REPORT FOR FISCAL YEAR
ENDED 6/30/2009 - RECEIVE AND FILE

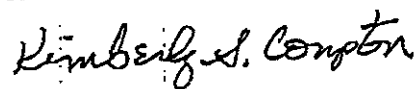
Upon motion of Director Lackey, duly seconded and unanimously carried, the Comprehensive Annual Financial Report of the County Sanitation Districts of Los Angeles County for the fiscal year ended June 30,

2009, which includes the annual audit required by state and federal laws, and was previously mailed to the Directors, was accepted and ordered filed.

The Chairperson pro tem adjourned the meeting.


TOM LACKEY
Chairperson pro tem

ATTEST:


KIMBERLY S. COMPTON
Secretary

/dd

Table 1
Purchase of Properties for Implementation of
Palmdale Water Reclamation Plant 2025 Facilities Plan
Reported to District No. 20 on February 24, 2010

A. VOLUNTARY SALES			<u>APN</u>	<u>ACRES</u>	<u>ADDRESS</u>	<u>OWNER(S)</u>	<u>PRICE</u>
ACQUIRED THIS PERIOD							
<u>Agricultural Area</u>							
Tax Defaulted Property							
(1)	3386-016-049	1.25			N/o Ave. L-8, W/o 80th St. E	Guevara, Jose R Jr & Adelina B	\$5,461
(2)	3386-023-026	1.25			S/o Ave. L-2, W/o 70th St. E	Tan. Bobby L. & Ingrid L.	\$6,342
Total This Period		2.50					\$11,803

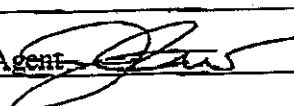
SANITATION DISTRICTS OF LOS ANGELES COUNTY

STEPHEN R. MAGUIN
Chief Engineer and General Manager**Fax****DATE:** June 3, 2010**TOTAL PAGES:** 4
(Including Cover Page)

TO: Mr. Alan Marinas

COMPANY: L.A. County Treasurer and Tax Collector's Office

FAX NO: (213) 680-3648

FROM: Jerry R. Wilson - Senior Real Property Agent 

FAX OPERATOR: Same **EXTENSION:** 2741

<input checked="" type="checkbox"/> Per Your Request	<input type="checkbox"/> For Your Information	<input type="checkbox"/> Per Our Conversation
<input type="checkbox"/> Review and Comment	<input type="checkbox"/> Call to Discuss	<input type="checkbox"/> For Your Approval

COMMENTS:

Alan, I believe I understand what you need. At the time we made application we didn't have the approved Minutes for the District Board Meeting that approved the purchase of the Tax Defaulted Properties as requested in Agreement No, 2641. It takes several weeks to obtain the Minutes after the meeting however I now have it and am sending it to you with this FAX. Hopefully this is what you are requesting. Please call me to let me know if this is ok and/or if you need anything further. Thank you for your help.

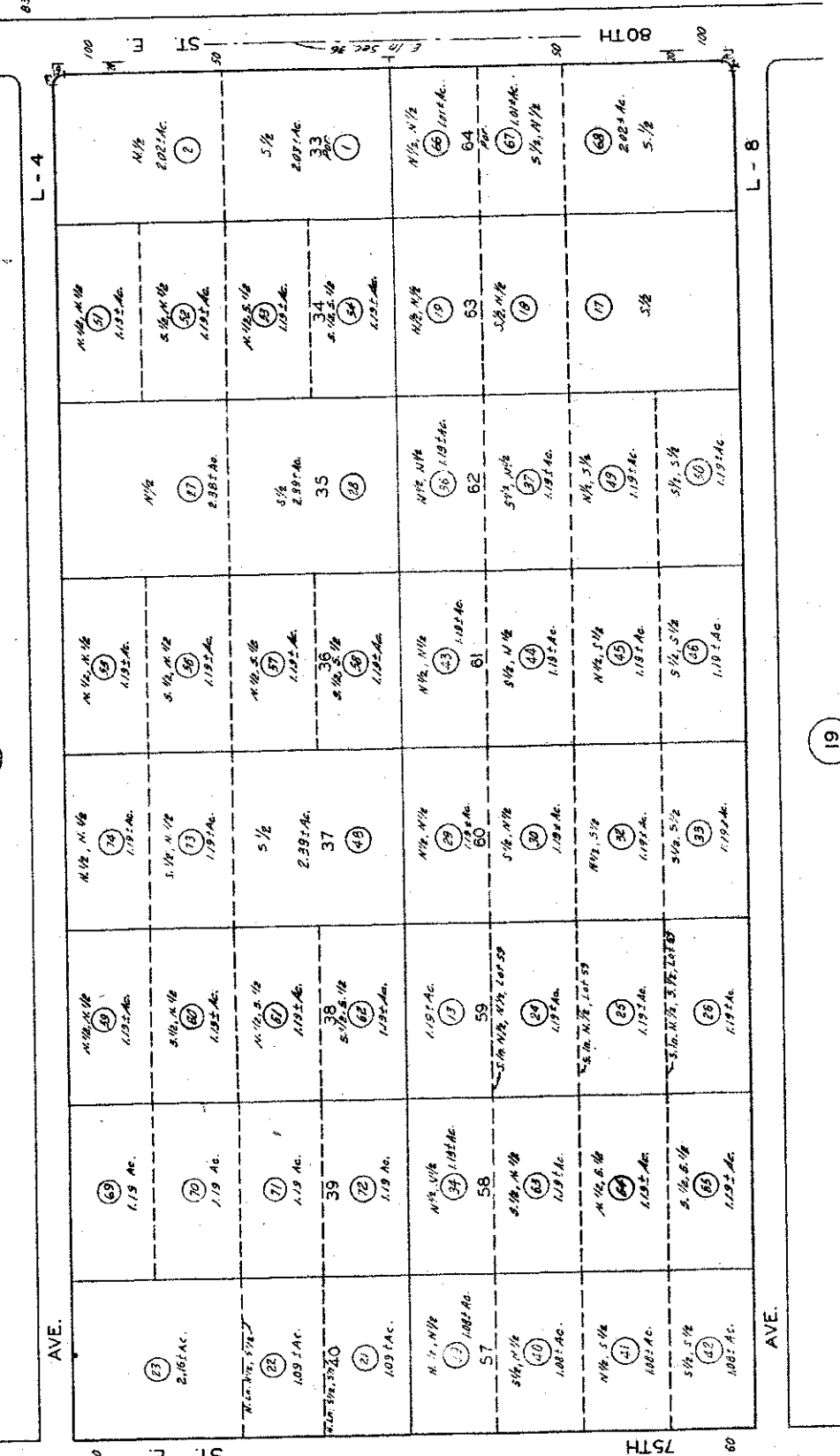
Jerry

3386 16

SCALE 1" = 200'

81000406 7300000816
7400000802
7500000809
7600000815
7700000821
7800000827
7900000833
8000000839
8100000845
8200000851
8300000857

15



BK.
3378

JOHN BROWN COLONY, SEC. 36,
T. 7 N., R. 11 W.

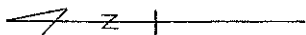
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

CODE
3445

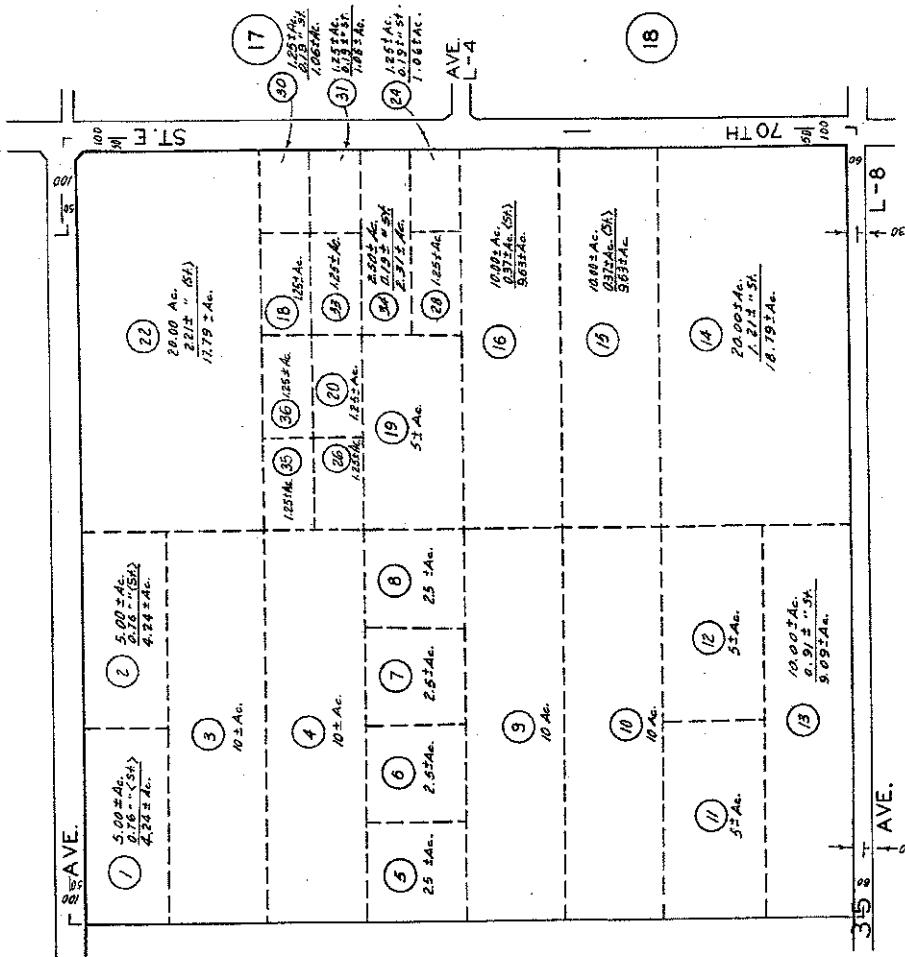
FOR PREV. ASSM'T SEE:
3155-9

3386 23

SCALE 1" = 400'



11



25

CODE
3445

FOR PREV. ASSMT SEE:
3155-4

T. 7 N., R. 11 W.

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

790580008
791078005
791168521
790407811
790527211

INTERIM

AGREEMENT TO PURCHASE
LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY
(Public/Taxing Agency)

CSD C# 4554

This Agreement is made this 17th day of August, 2010, by and between the Board of Supervisors of Los Angeles County, State of California, and the COUNTY SANITATION DISTRICT No. 20 OF LOS ANGELES COUNTY ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.


It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.
4. That if said PURCHASER is a TAXING AGENCY, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN
County Counsel

By


Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code

X: ID: Chptr 8 Pubagency form
Revised 6/24/03

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

17

AUG 17 2010


SACHIN A. TAMAI
EXECUTIVE OFFICER

AGREEMENT NUMBER 2641

77398

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

ATTEST:

COUNTY SANITATION DISTRICT
No. 20 OF LOS ANGELES COUNTY

APPROVED AS TO FORM:

Camille Hyde
(Seal) District Counsel

ATTEST:

By Sachi A. Hamai
Clerk of the Board of Supervisors

By Thomas W. Lachy
Chairperson, Board of Directors

ATTEST: FEB 24 2010

Kimberly L. Conzola
Secretary
Board of Supervisors
Los Angeles County

By Gloria Molina
Chair of the Board of Supervisors

By Lachelle Amitherman
Deputy
(seal)



Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of County Sanitation District No. 20 of Los Angeles County hereby agrees to the selling price as provided in this agreement.

I hereby certify that pursuant to
Section 25103 of the Government Code,
delivery of the instrument has been made.

ATTEST:

SACHI A. HAMAI
Executive Officer
Clerk of the Board of Supervisors

By Lachelle Amitherman
(seal) Deputy



City of N/A

By _____
Mayor

77398

This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

Mosley Salado
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this ____ day of _____, 20__.

By: _____, STATE CONTROLLER

AGREEMENT NUMBER 2641

SUPERVISORIAL DISTRICT 5
AGREEMENT NUMBER 2641

EXHIBIT "A"

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
CITY OF PALMDALE	2002	3386-016-049	\$5,461.00*	WATER RECLAMATION PLANT

LEGAL
DESCRIPTION

*TR=JOHN BROWN COLONY SEC 36 T 7N R 11W *N 1/2 OF S 1/2 OF LOT 62

CITY OF PALMDALE	2002	3386-023-026	\$6,342.00*	WATER RECLAMATION PLANT
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LEGAL
DESCRIPTION

S 1/2 OF NW 1/4 OF SW 1/4 OF NE 1/4 OF NE 1/4 OF SEC 35 T 7N R 11W

* The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. If the agreement is completed in less time, then the purchase price will be decreased; however if the completion of the agreement is longer than this time, the price will increase accordingly.